



Waddington Avenue, Great Barr  
Birmingham, B43 5JD

Offers in Excess of £260,000

# Great Barr

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**Paul Carr Estate Agents welcome you to this beautifully presented three bedroom semi-detached home, perfectly situated in a sought-after location within easy reach of excellent schools, parks, local amenities, motorway and transport links.**

Boasting a block-paved driveway for off-road parking, this property offers both style and practicality.

Upon entering through a secure porch, you're welcomed into a well-maintained home that has been extended to the rear, creating additional living and kitchen space, ideal for families and entertaining. The modern kitchen features sleek white gloss wall and base units, complemented by black marble-effect worktops, offering a contemporary and stylish finish. The spacious lounge and dining area, enhanced by the extension, provide a bright and airy feel, with ample space for relaxation and entertaining.

Upstairs, the property comprises two double bedrooms, along with a third versatile single bedroom, perfect for a home office or single bed. The modern bathroom is finished to a high standard, featuring a shower over the bath for added convenience.

Externally, the property benefits from rear access to a fully paved garden, enclosed by a secure fenced perimeter, ensuring privacy and low maintenance.

This home is ideal for first-time buyers, growing families, or investors seeking a well-presented property in a great location.

Don't miss the opportunity to view this fantastic home, contact us today to arrange a viewing!





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Property Specification

CONTEMPORARY FITTINGS  
REAR EXTENSION  
GUEST WC  
MODERN BATHROOM  
BLOCK PAVED DRIVE

**Porch**  
5' 3" x 5' 3" (1.6m x 1.6m)

**Hallway**  
11' 10" x 5' 3" (3.61m x 1.6m)

**Lounge/Dining Room**  
8.42m (27'8") x 3.40m (11'2")

**Kitchen**  
14' 10" x 8' 3" (4.53m x 2.51m)

**W.C**  
3' 11" x 3' 2" (1.2m x 0.96m)

**Bedroom 1**  
3.68m (12'1") x 3.40m (11'2") plus  
0.41m (1'4") x 0.41m (1'4")

**Bedroom 2**  
10' 7" x 10' 6" (3.22m x 3.21m)

**Bedroom 3**  
7' 2" x 5' 3" (2.19m x 1.59m)

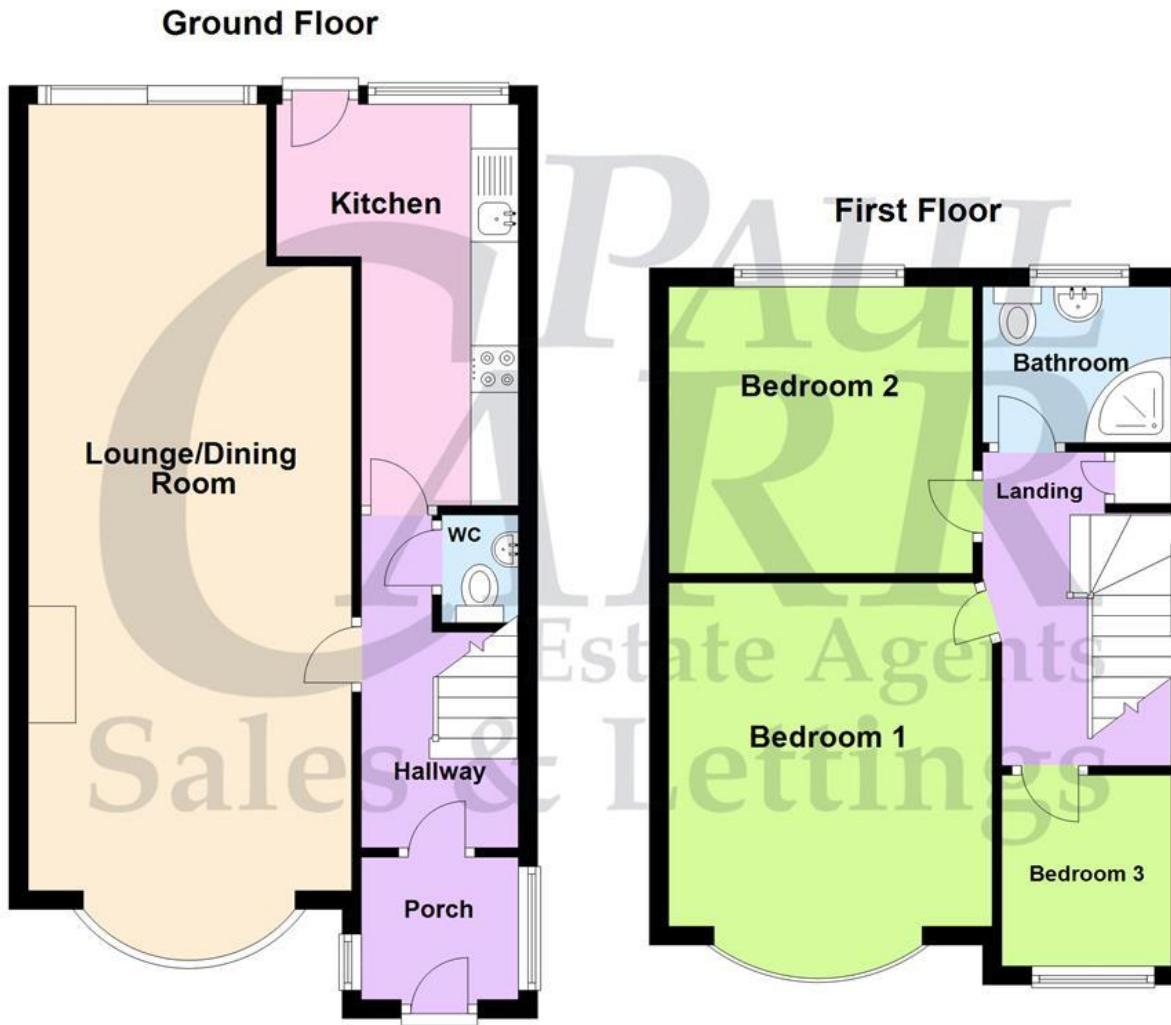
**Bathroom**

### Viewer's Note:

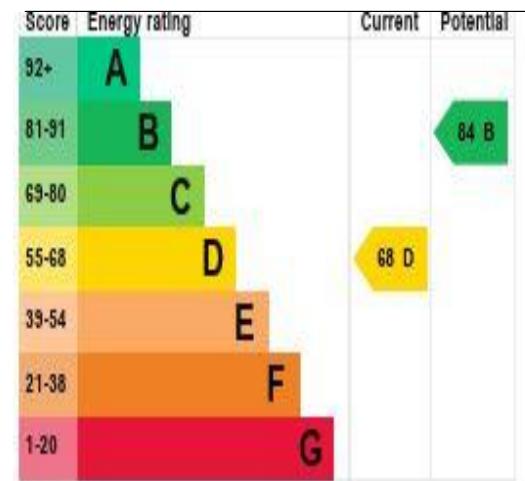
Services connected: mains electricity, gas, water and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location

